



**ECONOMIC DEVELOPMENT,  
NEIGHBORHOODS, AND STRATEGIC  
PLANNING DEPARTMENT**

**M E M O R A N D U M**

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DATE: August 9, 2007

TO: Terri Briere, Committee Chair  
Members of the Planning and Development Committee

CC: Kathy Keolker, Mayor  
Members of the Renton City Council  
Jay Covington, Chief Administrative Officer

FROM: Renton Planning Commission

STAFF CONTACT: Rebecca Lind, Long Range Planning Manager

SUBJECT: **2007 Comprehensive Plan Map Amendment, CPA #2007-M-06, Benson Hill Communities Area Pre-zoning**

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The Renton Planning Commission met throughout 2007 to review and discuss the Comprehensive Plan and city initiated map amendment. Staff briefed the Planning Commission on each Comprehensive Plan amendment. A public hearing was held by the Planning Commission on July 25, 2007, and deliberated on the amendment on August 8, 2007. The Planning Commission made the following recommendations:

RECOMMENDED ACTION:

**#2007-M-06: Benson Hill Communities Area Pre-zoning**

***Area 1***

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff recommendation with the following amendments: Keep the area Residential Single Family designation and apply R-8 zoning to the School District properties and to determine the status of a parcel north of these properties. If the parcel is part of the School developed properties, the zoning should be R-8. If it is an undeveloped tract and constrained, it should be zoned RC. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Change the properties from Residential Single Family to Residential Low Density with RC and R-1 zoning.)

***Area 11***

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Low Density to Residential Medium Density with R-14 zoning.)

***Area 14***

MOVED BY SHEARER, SECONDED BY CHEN to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Single Family to Residential Low Density with R-4 zoning.)

***Area 15***

MOVED BY CHEN, SECONDED BY SHEARER to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Low Density and Residential Single Family to Residential Low Density with R-1 and R-4 zoning.)

***Area 16***

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff Recommendation with the clarification that it includes fronting 108<sup>th</sup> Ave SE or SE 192<sup>nd</sup> St or multiple ownerships. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Single Family to Residential Single Family with R-8 zoning, Residential Medium Density with R-14 zoning, and Commercial Neighborhood with CN zoning.)

***Area 2***

MOVED BY SHEARER, SECONDED BY CHEN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Retain Residential Single Family and pre-zone with R-8 zoning.)

***Area 3***

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Retain Residential Single Family and pre-zone with R-8 zoning.)

***Area 5***

MOVED BY SHEARER, SECONDED BY OSBORN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Multi-Family to Residential Single Family with R-8 zoning.)

***Area 7***

MOVED BY CHEN, SECONDED BY OSBORN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Single Family and Residential Medium Density to Residential Single Family with R-8 zoning, Residential Medium Density with R-14 zoning, and Commercial Neighborhood with CN zoning.)

***Area 13***

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Single Family to Residential Single Family with R-8 zoning, Residential Medium Density with R-14 zoning, and Commercial Neighborhood with CN zoning.)

**Area 6**

MOVED BY SHEARER, SECONDED BY CHEN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Single Family and Residential Medium Density to Residential Medium Density with R-14 zoning, Commercial Corridor with CA zoning, and Commercial Neighborhood with CN zoning.)

**Area 12**

MOVED BY OSBORN, SECONDED BY CHEN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: change the properties from Residential Single Family and Residential Medium Density to Residential Medium Density with RMH zoning and Residential Single Family with R-8 zoning.)

**Area 4**

MOVED BY SHEARER, SECONDED BY CHEN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Single Family and Residential Multi-Family to Residential Low Density with R-4 zoning, Residential Medium Density with R-10 zoning, Residential Multi-Family with RMF zoning, and Commercial Corridor with CA zoning.)

**Area 10**

MOVED BY SHEARER, SECONDED BY CHEN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Retain the properties in Residential Single Family and pre-zone with R-8 zoning and expand the properties in Commercial Corridor and pre-zone with CO zoning.)

**Area 8**

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Retain the properties in Commercial Corridor and pre-zone with CA zoning and change the properties from Residential Medium Density to Residential Single Family with R-8 zoning and Commercial Corridor with CA zoning.)

**Area 9**

MOVED BY OSBORN, SECONDED BY CHEN to accept the Staff Recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff Recommendation: Change the properties from Residential Multi-Family and Commercial Corridor to Residential Medium Density with R-14 zoning and Residential Multi-Family with RMF zoning.)

Planning Commissioners Present: Michael Chen, Ray Giometti, Nancy Osborn, and Joshua Shearer

Planning Commissioner Absent: Robert Bonner

Signed \_\_\_\_\_  
Ray Giometti, Chair  
Renton Planning Commission